Facility Condition Assessment

Executive Summary Report

For
MLK Campus
City of Sausalito

Date of Report April 28 2015

Provided By:

Faithful+Gould, Inc

Provided For:

City of Sausalito

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EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between the City of Sausalito dated February 18, 2015 and Faithful+Gould Inc., this completed report provides an executive summary of the individual building Facility Condition Assessments for the MLK Campus.

This reports provides an overview summary for the City of Sausalito containing: a summary of the scope of the work provided, a summary of the campus buildings, a building expenditure summary, aggregated condition rating, key findings, a distribution of immediate (year 1) needs by building system, a distribution of year 2 to 10 needs by building system, prioritization of work and an identification of work type over the study period. A Facility Condition Needs Index (FCNI) is calculated for the campus which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Sausalito and its MLK Campus. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Any reuse without written verification or adaptation by Faithful+Gould for the specific purpose intended will be at user's sole risk and without liability or legal exposure to Faithful+Gould.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect

to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. All costs within this document are presented in present day values. Faithful+Gould has no control over the cost of labor and materials, general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

SCOPE OF WORK PROVIDED

Faithful+Gould visited City of Sausalito owned facilities from February 23, 2015 to February 27, 2015 to undertake Facility Condition Assessments (FCA) to the MLK Campus.

The FCAs include an assessment of the substructure systems, shell systems, interior systems, service systems, equipment, furnishing systems and building site work systems for each campus building. The assessments identify the current condition of the facilities, identifying physical or operational deficiencies and providing cost estimates and prioritized schedules of repair work over a 10 year period. Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

The assessments were conducted using facility information, equipment inventories and a visual only inspection of the facilities. The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

Each FCA calculated an FCNI and gave an overall condition rating for the property.

The FCNI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline the FCNI scoring system is as follows:

$$\text{FCNI} = \frac{\text{Deferred Maintenance + Capital Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 60%

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MLK CAMPUS DETAILS

Building 1 is located at the North of the Campus and is currently occupied by New Village School, whose demise spans the majority of the property. Other tenants include Pippa Murray Mosaics and Radio Sausalito. There is also a vacant unit towards the rear of the property. The property has an asphalt paved parking lot located at the front of the building and also an asphalt paved access road and an asphalt paved covered walkway.

Building 2 is located towards the North of the Campus and is currently occupied by tenants, Pippa Murray Mosaics, George Dapsevicius and Steve Sara and was constructed in 1949. The property has an asphalt paved walkway situated under a large canopy area, located to the west of the building. There is an asphalt paved parking lot located to the North and East of the building.

Building 3, 4 and 5 are located at the North of the Campus and are currently occupied by Lycee Francais School, whose demise spans the majority of the property and also tenant David Maisel Photography in Building 3. The property was constructed in 1949 and the Lycee Francais School started their tenancy in 2012 undertaking a significant exterior and interior building refurbishment.

Building 6 Gymnasium is located at 100 Ebbtide Avenue was constructed in 1949 and is a single story property with a double height gymnasium hall. The property has an entrance lobby, a small office area, playroom, male and female restrooms and gymnasium connected by a secondary lobby area.

Building 7 Studios is located at 100 Ebbtide Avenue and is a single story property which was primarily constructed in 1949. The property is divided into twenty studio and storage spaces together with male, female and unisex restrooms. Restrooms are accessed through an interconnecting hallway.

Building 8 – The Boiler House was constructed in 1949 and previously was the main heating source for the MLK campus. The Boiler House still contains two decommissioned steam generating boilers. The boiler house is located between Building 1 and 3 at the North of the campus and is currently vacant. The Boiler House consists of a below grade floor with steps down and wood joist upper floor. It is reported that the building contains asbestos containing material and also possible lead paint. At the exterior of the building there is a gas main serving the whole campus.

Building 9 Transformer Building North, is located at the access road which runs at the rear of Buildings 1 through 6 and is located between Buildings 3 and 4, built back into the hillside behind the campus. The building serves as an electrical power supply for buildings 3 and 4.

Building 10 Transformer Building South, is located at the access road which runs at the rear of Buildings 1 through 6 and is located between Buildings 5 and 6. The building serves as the electrical power supply for buildings 5 and 6.

Building 11, the Field House, is located centrally on the MLK Campus. The building serves as a restroom facility to the playing fields and MLK campus, additionally The Field House also has a kitchen and serving area. However we were unable to gain access to this area, subsequently the details have not been included within this study.

We are unaware of any significant structural alterations since construction. The campus grounds and playing fields have also been included in this report and consist of sidewalks, benches and picnic tables, tennis courts, basketball courts, a running track, little league baseball diamond and soccer field. There is also a gazebo structure located next to the tennis courts to the South of the Campus.

FACILITY CONDITION NEEDS INDEX (FCNI)

Table 1.1 below lists information regarding each building within the campus with their, total capital needs, immediate capital needs, FCNI rating and building condition rating. Overall whole campus FCNI is also presented within the following table and charts with an overall aggregated campus condition rating.

Table 1.1 Key

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 60%

Campus Individual Building FCNI Summary

Facility	Current Replacement Value ($)	Gross Square Footage (SF)	Immediate Capital Needs ($)	Total Capital Needs Over 10 Year Study Period ($)	Current Year FCNI Rating %	Year 10 FCNI Rating %
Building 1 New Village School	$2,122,636	14,381	$274372.87	$402,292.72	12.93%	18.95%
Building 2 Artists	$224,500	1,521	$64565.50	$122,696.06	28.76%	54.65%
Building 3 Lycee Francais School	$1,400,428	9,488	$132839.76	$431,148.80	9.49%	30.79%
Building 4 Lycee Francais School	$1,482,220	10,015	$7000.00	$347,599.82	0.47%	23.45%
Building 5 Lycee Francais School	$1,304,616	8,583	$10000.00	$329,935.46	0.77%	25.29%
Building 6 Gymnasium	$948,000	6,000	$63000.54	$290,865.86	6.65%	30.68%
Building 7 Artists	$1,393,750	11,150	$126274.27	$248,325.87	9.06%	17.82%
Building 8 Boiler House	$382,310	1,295	$95518.96	$153,790.96	24.98%	40.23%
Building 9 Transformer Building North	$84,000	200	$61313.10	$63,677.10	72.99%	75.81%
Building 10 Transformer Building South	$84,000	200	$64102.50	$67,021.50	76.31%	79.79%
Building 11 Field House	$1,220,065	625	$345617.06	$580,690.71	28.33%	47.60%
Aggregated FCNI	**$10,646,525**	**63,458**	**$1,244,605**	**$3,038,045**	**11.69%**	**28.54%**

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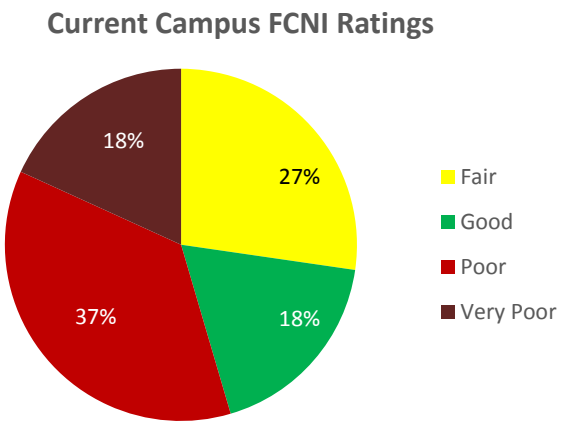
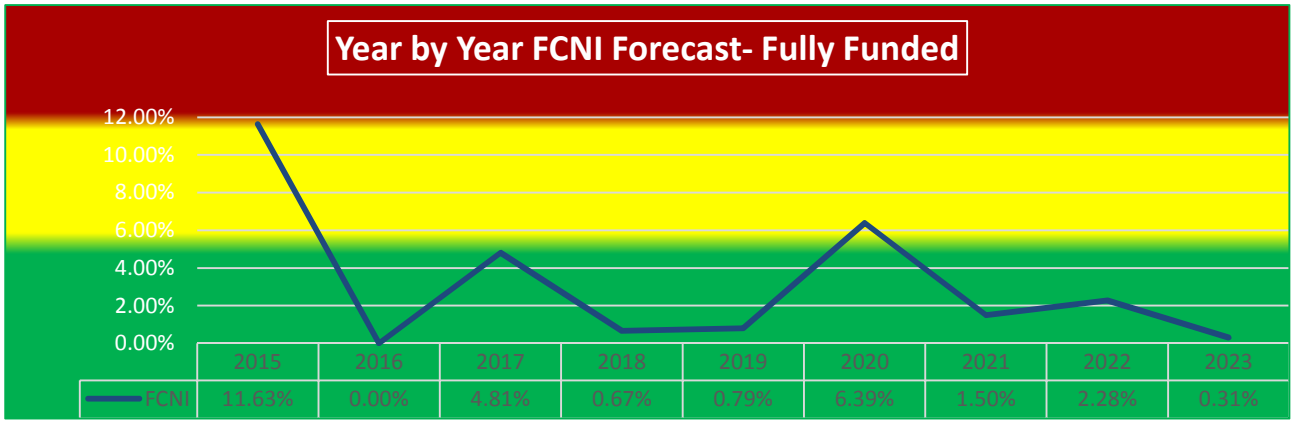
Campus Condition Rating / Key Findings

The MLK Campus has two facilities buildings 4 and 5 which are currently rated as in good condition. Three facilities are rated in fair condition. Four facilities are rated in poor condition. Two facilities are rated in very poor condition. MLK Campus as a whole has a current FCNI rating of 11.69%, this being in poor condition. In year 10 throughout the study period the condition ratings will change if there is no capital investment to nine buildings in poor condition and two in very poor condition. The overall FCNI rating in year 10 will increase to 28.54% if there is no investment over the study period, which results as the facilities being in poor to very poor condition.

The Current campus FCNI chart indicates that currently 18% of the buildings are in good condition, 27% in fair condition, 37% in poor condition and 18% in very poor condition.

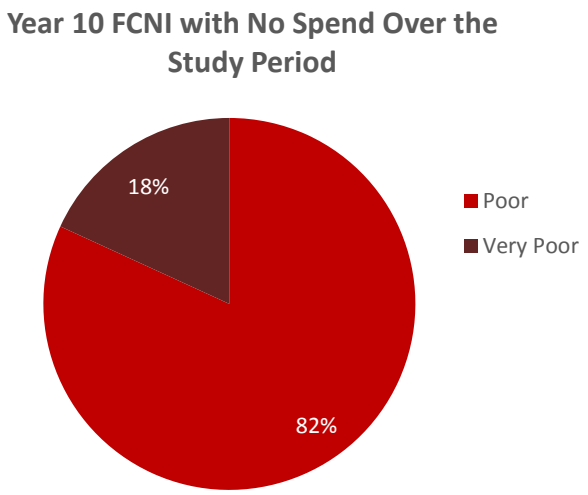


The Year by Year FCNI Forecast chart below illustrates the condition of the combined MLK campus should the identified needs be fully funded each year.

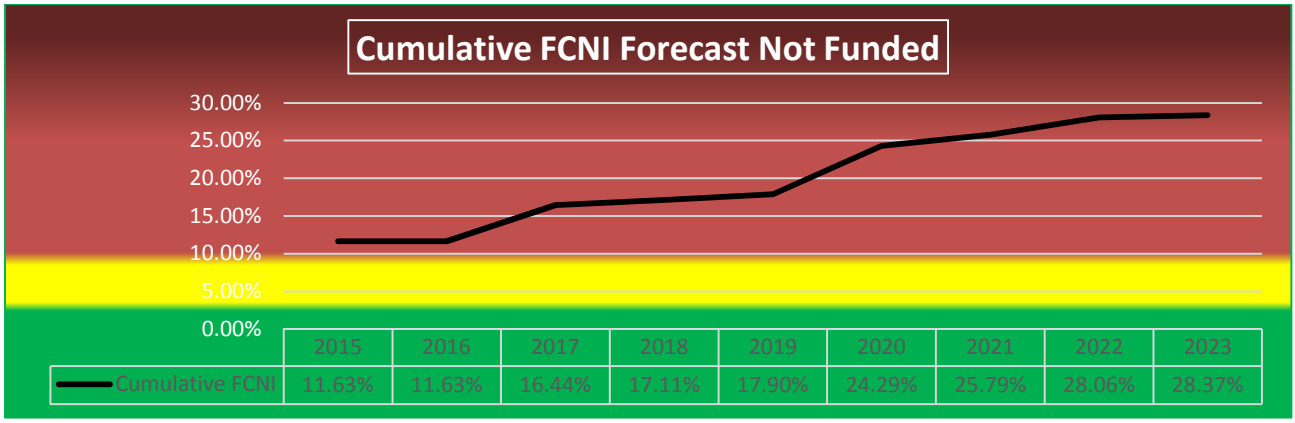


	2015	2016	2017	2018	2019	2020	2021	2022	2023
FCNI	11.63%	0.00%	4.81%	0.67%	0.79%	6.39%	1.50%	2.28%	0.31%

The Year 10 FCNI with No Spend over the Study Period Chart indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year. The chart indicates that 82% of the buildings will fall into Poor condition and the remaining 18% will be in Very Poor condition.

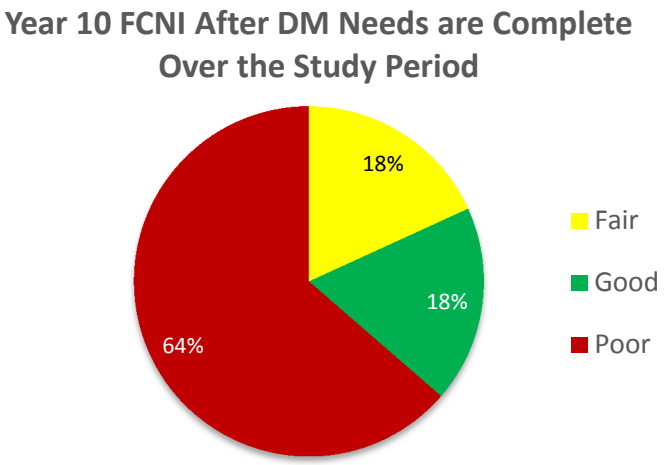


The Cumulative FCNI Forecast chart below illustrates the condition of the combined MLK campus should the identified needs **NOT** be fully funded each year.

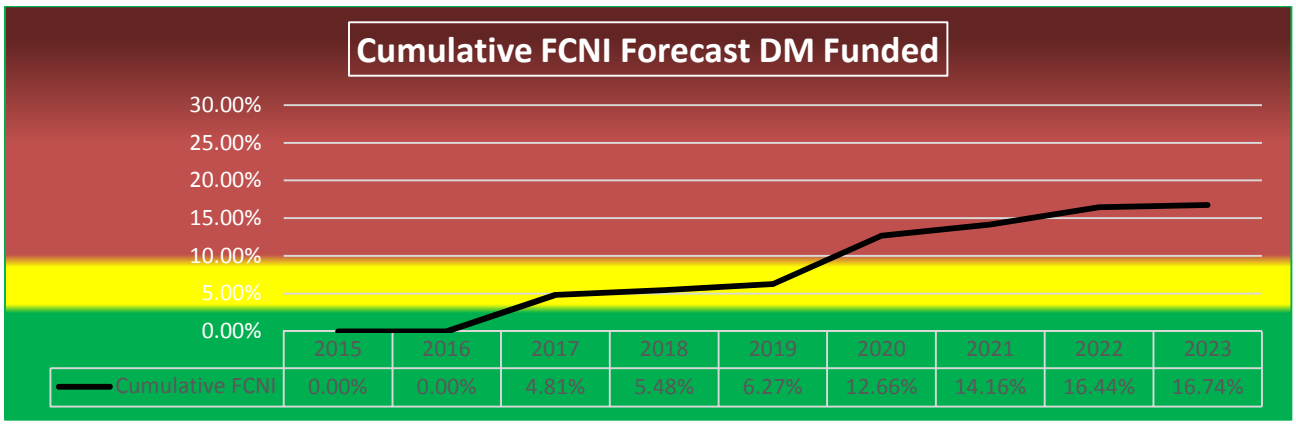


	2015	2016	2017	2018	2019	2020	2021	2022	2023
Cumulative FCNI	11.63%	11.63%	16.44%	17.11%	17.90%	24.29%	25.79%	28.06%	28.37%

The Year 10 FCNI after Deferred Maintenance (DM) needs are complete over the Study Period Chart indicates the cumulative effects of the FCNI ratio over the study period assuming the Deferred Maintenance Needs are addressed early in the study period. The chart indicates that 64% of the buildings will fall into Poor condition and 18% will be in fair condition with 18% in good condition.



The Cumulative FCNI Forecast chart below illustrates the condition of the combined MLK campus should the identified needs for Deferred Maintenance be initially funded and the remaining years NOT be fully funded each year.



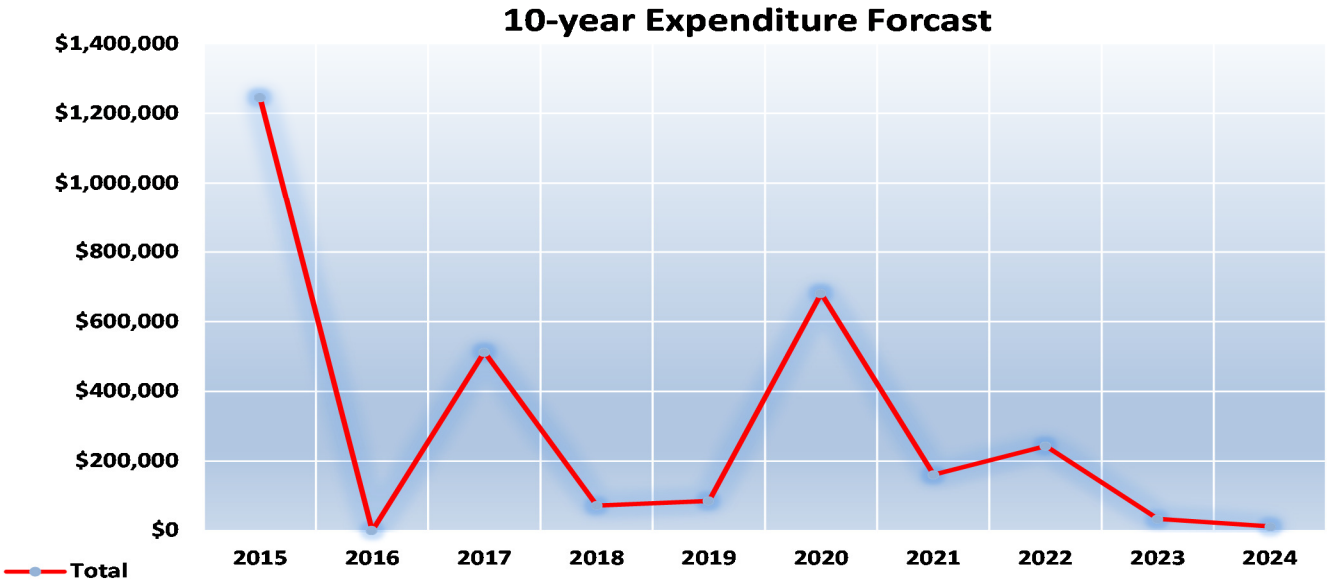
	2015	2016	2017	2018	2019	2020	2021	2022	2023
Cumulative FCNI	0.00%	0.00%	4.81%	5.48%	6.27%	12.66%	14.16%	16.44%	16.74%

Summary of Expenditure Findings

The MLK Campus has immediate capital needs of $1,244,605 with a total of $1,793,440 capital needs from years 2 to 10.

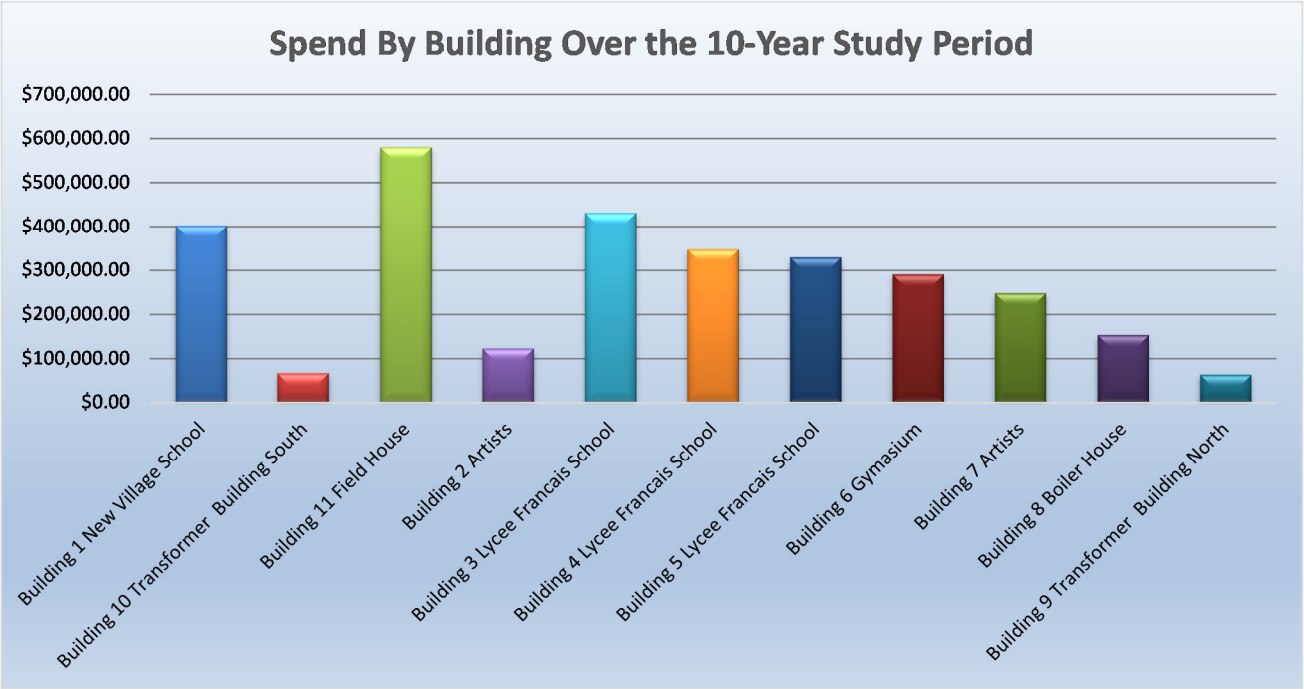
Key Findings	Metric
Immediate Capital Needs (included in FCNI)	$1,244,605
Year 2 to Year 10 Capital Needs	$1,793,440

The chart below provides a summary of yearly anticipated expenditures over the ten year study period for the MLK campus. Further details of these expenditures are included within each respective report section. The results illustrate a total anticipated expenditure over the study period of circa **$3,038,045**



Summary of Expenditure Findings continued

The chart below shows a 10-year a breakdown of the expenditure by building. As can be seen the Field House and its associated playing fields and hard surface playing courts has the largest anticipated spend of $580,690.71 over the study period. One of the main key issues at this facility and related fields and courts is the failure of the hard surface playing courts of the basketball and tennis courts.


Spend By Building Over the 10-Year Study Period
$700,000.00
$600,000.00
$500,000.00
$400,000.00
$300,000.00
$200,000.00
$100,000.00
$0.00
Building 1 New Village School
Building 10 Transformer Building South
Building 11 Field House
Building 2 Artists
Building 3 Lycee Francais School
Building 4 Lycee Francais School
Building 5 Lycee Francais School
Building 6 Gymasium
Building 7 Artists
Building 8 Boiler House
Building 9 Transformer Building North

KEY FINDING EXAMPLES

The following information shows selected higher value key findings from the assessed facilities, providing a brief summary of their recommended repairs.

KEY FINDINGS - BUILDING 1

- B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of $185,472 in year 2015
- D Services: Replace Switchboard - 120/208volts, 400 to 2000amp at an estimated cost of $13,284 in year 2015

KEY FINDINGS - BUILDING 2

- B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of $15,621 in year 2020
- B Shell: Replace Wood Window Units - Fixed or Single Hung at an estimated cost of $18,499 in year 2020
- G Building Sitework: Replacement with Positive Drainage to the Asphalt Pedestrian Walkway Under the Canopy at an estimated cost of $12,500 in year 2015

KEY FINDINGS - BUILDING 3

- B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of $125,977 in year 2015
- B Shell: Replace Steel Window Units - Fixed or Single Hung at an estimated cost of $90,713 in year 2017

KEY FINDINGS - BUILDING 4

- B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of $107,361 in year 2017
- B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of $66,912 in year 2017

KEY FINDINGS - BUILDING 5

- B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of $105,559 in year 2017
- B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of $72,000 in year 2017

KEY FINDINGS - BUILDING 6

- B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of $81,180 in year 2020
- C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of $32,508 in year 2015

KEY FINDINGS - BUILDING 7

- C Interiors: Install Gypsum Wall Board Fireguard to Common Area / Hallway Plywood Stud Walls at an estimated cost of $10,000 in year 2015
- D Services: Install / Upgrade Exit Light(s) L.E.D at an estimated cost of $10,619 in year 2015
- D Services: Install Fire Alarm Control Panel (FACP) - 10 to 20 Zone at an estimated cost of $54,858 in year 2015
- D Services: Replace Panelboards - 120/208volts, 400amp at an estimated cost of $12,300 in year 2020

KEY FINDINGS - BUILDING 8

- B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of $15,929 in year 2015
- C Interiors: Remove Potential Lead Paint and Repaint at an estimated cost of $10,332 in year 2015
- D Services: Undertake Ground Penetrating Radar Assessment of the Hard Surfaced Areas of the MLK Campus at an estimated cost of $54,120 in year 2015
- G Building Sitework: Replace Full Depth Asphalt Replacement at an estimated cost of $52,029 in year 2020

KEY FINDINGS- BUILDING 9

- D Services: Replace Transformer - 225 KVA at an estimated cost of $26,568 in year 2015
- D Services: Replace Switchboard - 277/480volts, 400 to 2000amp at an estimated cost of $15,744 in year 2015
- D Services: Replace Panelboards - 120/208volts, 400amp at an estimated cost of $9,840 in year 2015

KEY FINDINGS - BUILDING 10

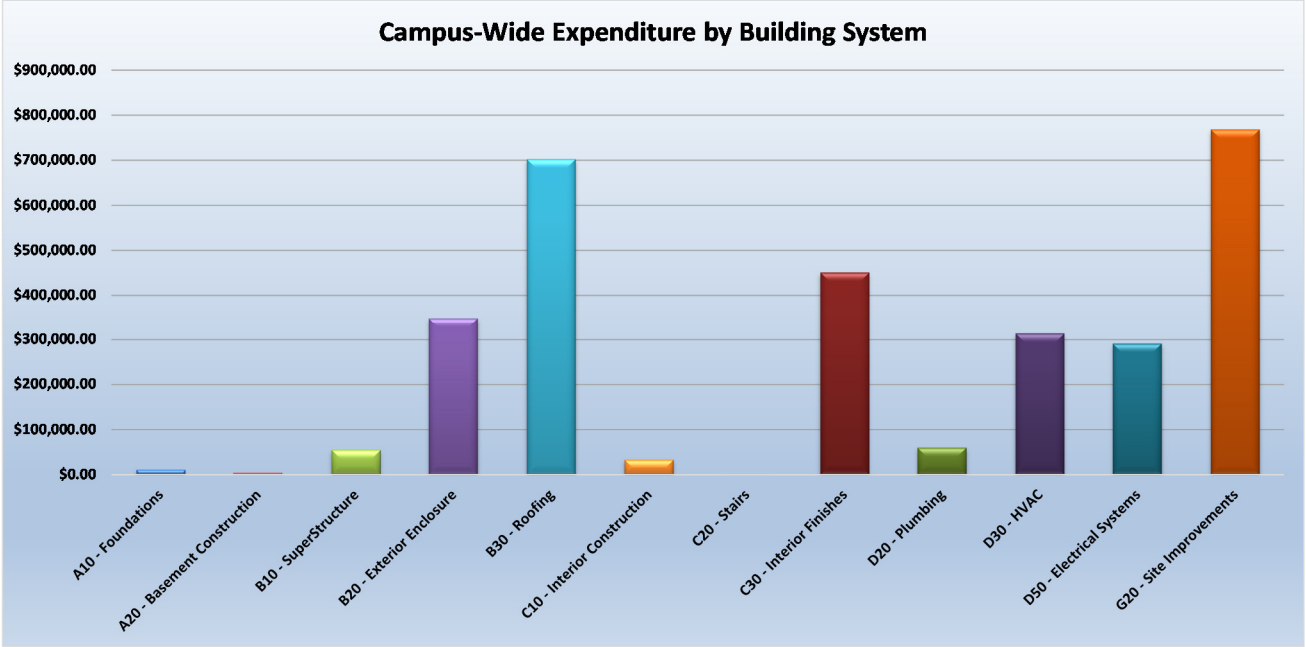
- B Shell: Remove Surrounding Ground and Apply Tanking System at an estimated cost of $12,000 in year 2015
- D Services: Replace Transformer - 225 KVA at an estimated cost of $26,568 in year 2015
- D Services: Replace Switchboard - 120/208volts, 400amp at an estimated cost of $13,284 in year 2015

KEY FINDINGS - BUILDING 11

- G Building Sitework: New Drainage Provisions to the Running Track Area at an estimated cost of $20,000 in year 2015
- G Building Sitework: Replace Outdoor Running Track at an estimated cost of $12,300 in year 2015
- G Building Sitework: Rebuild Little League Infield Surface at an estimated cost of $10,000 in year 2015
- G Building Sitework: Replace Basketball Court - Asphalt Paved at an estimated cost of $89,952 in year 2015
- G Building Sitework: Replace Tennis Courts - Asphalt Base / Sport Court Surface at an estimated cost of $200,716 In year 2015
- G Building Sitework: Replace Complete Irrigation System at an estimated cost of $207,932 in year 2022

Distribution of Capital Needs by Building System Over 10 Year Study Period

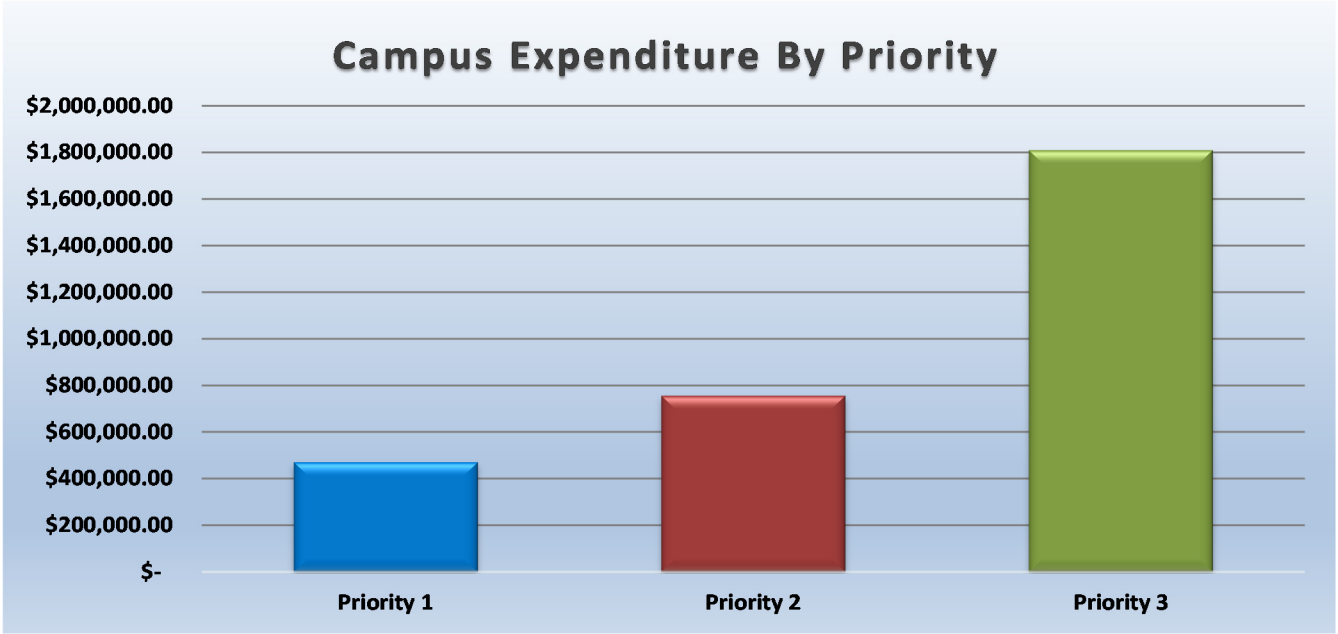
The below chart shows the distribution of expenditure by building system with roofing and site improvements being the highest building system spend area over the study period.



Needs Sorted By Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

Priority 1 Currently Critical	•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
Priority 3 Necessary / Not Critical:	•Lifecycle replacements neccessary but not critical or mid-term future replacements to maintain the integrity of the facility or component



There is $471,204.25 rated as priority 1 currently critical. There is $756,250.91 rated as priority 2 potential critical. There is $1,810,589.70 rated as priority 3 necessary / not critical.

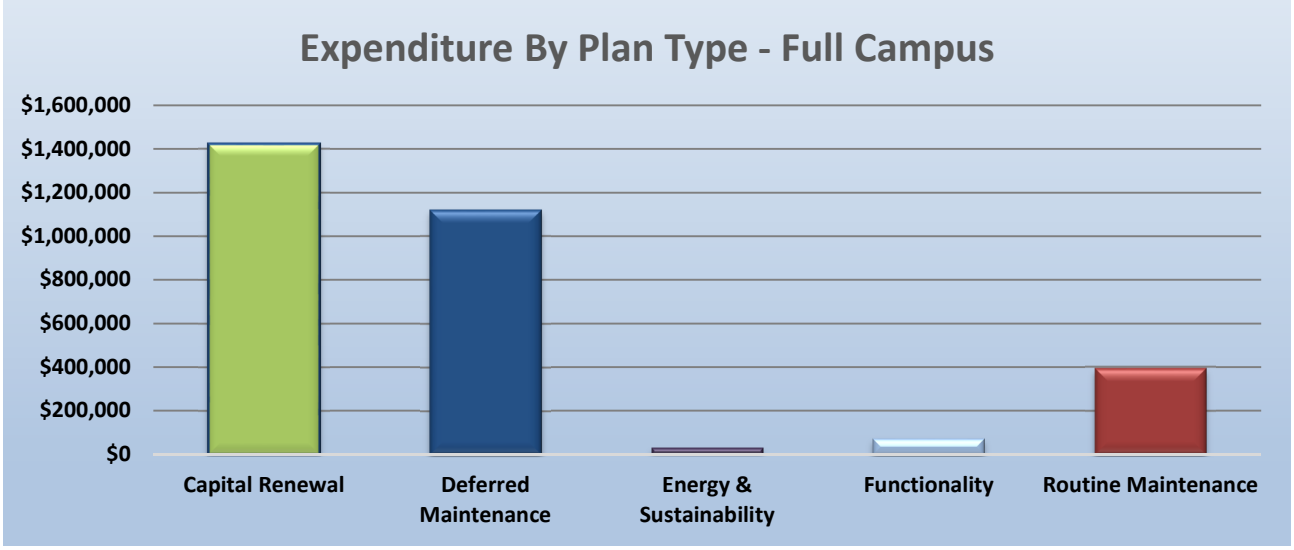
Needs Sorted By Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Plan Type 1 Deferred Maintenance	•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance	•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	•Planned replacement of building systems that have or will reach the end of their useful life
Plan Type 4 Energy & Sustainability	•When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance
Plan Type 6 Environmental	•When the repair or replacement of equipment or systems are recommended to remove hazardous materials
Plan Type 7 Functionality	•Projects identified to improve the functionality of the facility

As can be observed from the chart below capital renewal is the highest expenditure during the study period, which coincides with the renewal of roof coverings and HVAC as the main spends over the study period.



CONCLUSION

The City of Sausalito, MLK Campus has eleven buildings. The ten year study found there is a total of $3,038,045 required over the study period to maintain the facilities in a good condition. There is an immediate capital need of $1,244,605 with $1,793,440 being required during year's two to ten of the study period.

The most pertinent area of expenditure over the study period is site improvements and roofing with expenditures of $768,586.84 and $702,322.73 being required over the study period. The study found that $1,119,904.21 is required in the first year of the study period under deferred maintenance, with an anticipated capital spend being $1,421,838.06 over the study period.

There is $471,204 rated as priority 1 currently critical spend which is for systems which have currently failed, compromise staff or public safety, or requires upgrade to comply with current code or accessibility. There is $756,250 rated as priority 2 potential critical spend which is a system or component which is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs.

Currently the MLK Campus has two facilities which are currently rated as in good condition. Three facilities are rated in fair condition. Four facilities are rated in poor condition. Two facilities are rated in very poor condition. MLK Campus as a whole has a current FCNI rating of 11.69%, this being in poor condition. In year 10 of the study period the condition ratings will change if there is no capital investment to nine buildings in poor condition and two in very poor condition. The overall FCNI rating in year 10 will increase to 28.54% if there is no investment over the study period, which results in the facilities being in poor to very poor condition.

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